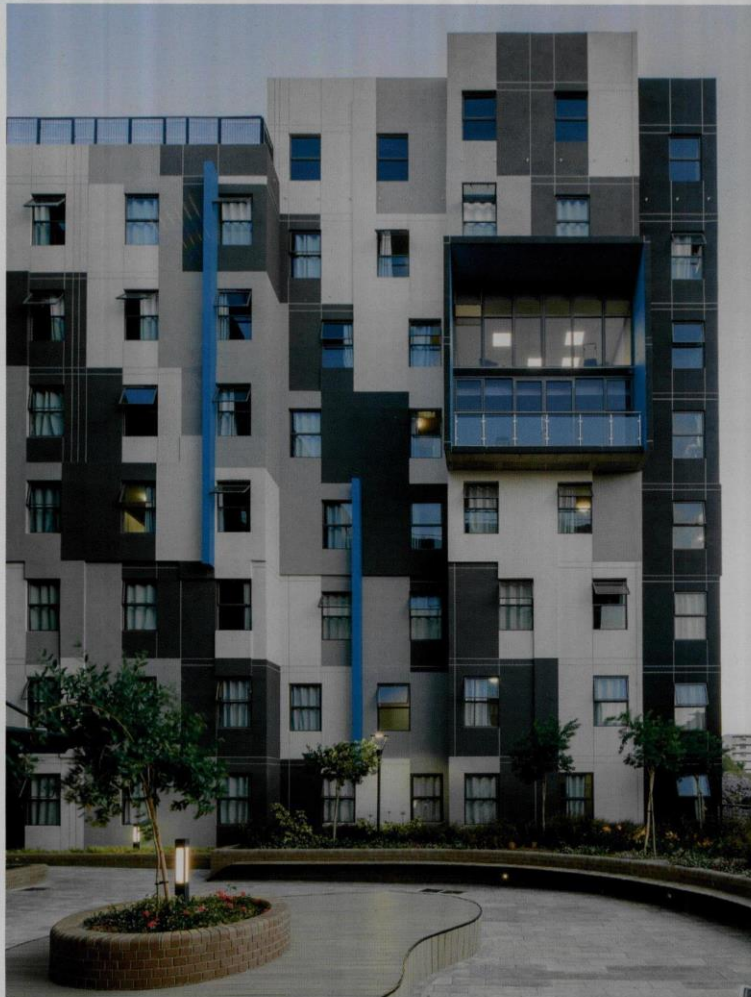


Publication: Pro Landscaper Africa
Date: Sunday, December 01, 2019
Page: 130



This material has been copied under a Not Selected licence and is not for resale or retransmission.

PORTFOLIO



Located directly outside the University of Pretoria, Hatfield Square is in a prime position to succeed as a mixed-use student accommodation development. The final phase, completed at the end of 2018, saw a total of 2 200 beds for accommodation. The overall development offers residential and retail components, and serves as a flagship, mixed-use precinct that resonates strongly with the live, work and play theme that echoes across Respublica residences. With architecture by Paragon Architects and Landscape Architecture by House of Green, Hatfield Square is a perfect example of urban living, in the bustle of Pretoria.

The Brief

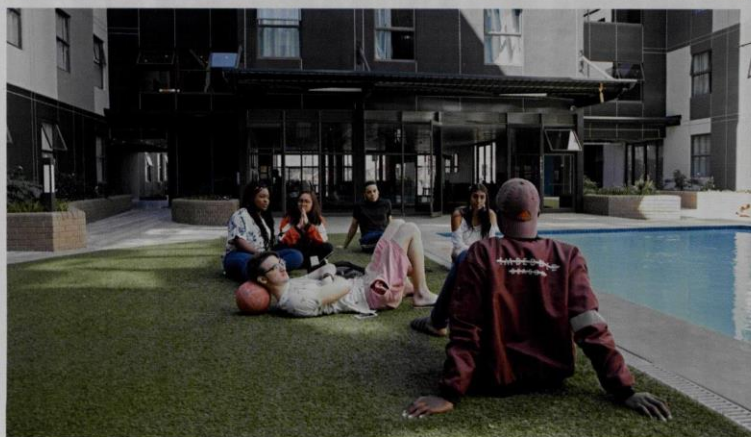
The building is owned and managed by Respublica Student Living (RSL). Respublica is SA's first dedicated student accommodation operator to secure an investment from a public listed REIT through its joint venture with Redefine Properties (Ltd), namely Respublica Student Living (RSL).

The student housing development provides 2200 beds to students in the Hatfield, Pretoria area. The scale of the building has been broken into 4 interlinking blocks or 'neighbourhoods'. This design not only ensures that each unit has maximum access to views and light but also has the added benefit of promoting individual communities with their own amenities and shared spaces within the larger scheme. Each 'neighbourhood' has its own vertical circulation, male & female ablutions and various common spaces (studies, recreational rooms and common kitchens). The ground floor of the development houses 3500sqm of retail, with a mix of restaurant and line shop tenants. Basements provide a total of 815 parking bays (for students and retail visitors).

Rooftops:

Because of the 2200 bed capacity, the site needed to provide as much indoor as outdoor space to accommodate the resident's needs. To achieve this, the team cleverly took to the building's roof-tops to maximise the outdoor offerings. Ground level landscaping was sparse in this precinct, so the team interpreted the surrounds, to provide as much variety in terms of space as possible (socialising, studying, meditating, playing). This space is also a safe area for the occupants to use and provides unobstructed pedestrian flow.

The scheme has been designed as 4 interlinking buildings. Pulling the programme apart, not only ensures that each room has maximum access to light and views but also has the added benefit of reducing the grand scale and promoting communities within a larger whole. Each building is considered a neighbourhood with access to its own amenities and shared spaces.



PORTFOLIO

Mixture

of unit types allow choice for students, dependant on their situation and affordability. Facades are built from AAC Blocks (a new product on the market of which Hatfield was at a stage using 100% of the local production); Facades were finished in a Terraco applied finish of varying monochrome colours and textures, with only pops of the 'neighbourhood' colours to individualise each building.

The development has been well received. To date there is a shortage of student beds in the TUKS/ Pretoria environment. New facilities, exciting designs and variety of choice are elements which are attracting the student market to Hatfield Square.

The building is fully-equipped with back-up water and electricity supply services in the event of such shortages.

The Materials Used

Facebrick and timber were predominantly used throughout the landscaping to juxtapose the monochromatic applied finish of the façade and bring a natural feel to the spaces.

Hatfield Square is an exciting development

which stands out in its surroundings. Retail offerings and variety of accommodation choice have added to the user and visitor satisfaction.

Student Facilities such as: access to retail offerings of the doorstep, ample basement parking, shared ablutions, study centres, study/ multifunctional rooms, common kitchens and lounges, recreational areas, computer rooms, laundries and a rooftop gym are some of the facilities available, as well as access to swimming pool and courtyards. Free Wi-Fi throughout the development, weekly servicing of units and 24 hour security are all included in the rent.

Although not a green star building, the services and orientation of the facility have been designed for maximum sustainable/ environmental savings.

Sourcing Materials

All residential brickwork was built from AAC Blocks; Facades were finished in a Terraco applied finish of varying colours and textures. Facades on monochrome with only pops of the 'neighbourhood' colours to individualise each building. Facebrick and timber were predominantly used throughout the landscaping, bringing a natural feel to the spaces.

MEET THE TEAM

Architects:

Paragon Architects

Landscape Architects:

House of Green

Landscape Contractors:

Life Landscapes Pretoria



Project Managers:

Betts Townsend Project Managers

Quantity Surveyors:

MATLA QS

Civil Engineers:

EDS Structural Engineers

Mechanical & Wet Services:

Ingplan Mechanical

Electrical Engineers:

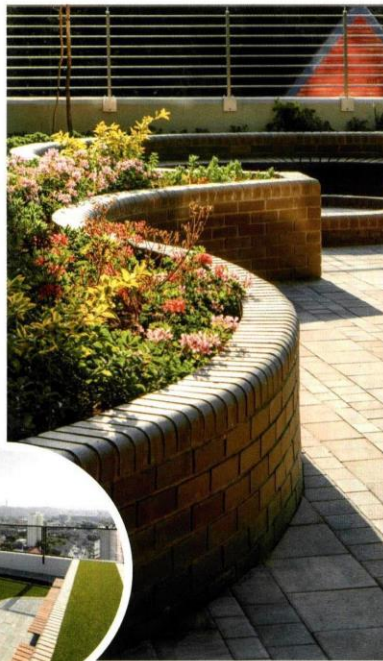
Ingplan

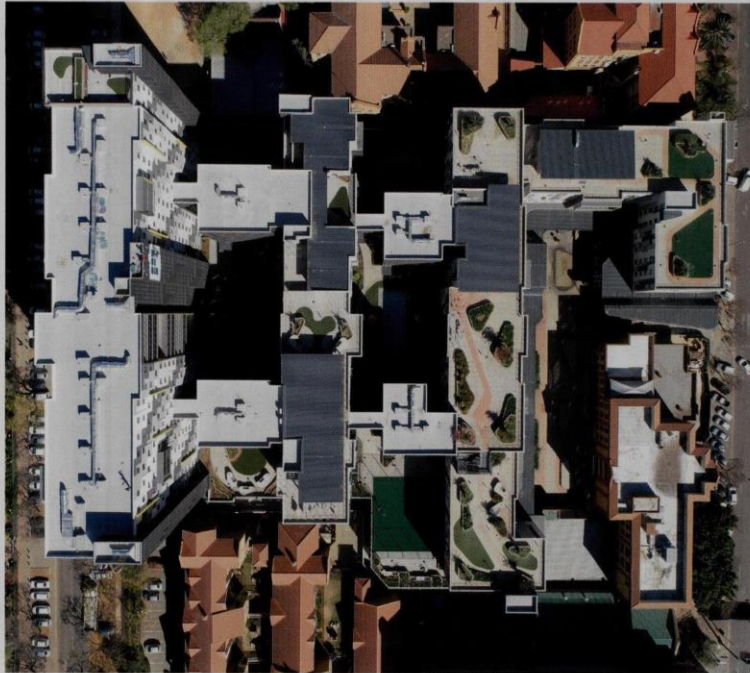
Principal Contractors:

G.D.Irons Construction (Pty) Ltd

Fire Consultants:

Ingplan Mechanical





Softscaping

Life Landscapes describe that the client requested continuous colour, playing around with leaves and shapes, colour and flowers. Steel trees were utilized for height and depth because all landscaping was done on suspended concrete slabs and in planters. A number of fun usable spaces needed to be created for student living and entertainment; this would be with limited depth for planting due to engineering constraints.

The project had to be done in different phases:

Phase 1a started in October 2016.
Phase 1b was completed in June 2017.
Phase 2a started in October 2017 and
Phase 2b was completed in August 2018.

Life Landscapes was responsible for all of the soft landscaping, including the irrigation, water feature, steel trees, artificial lawn and the sports court.

Regular meetings with the client ensured that the design was suitable for the variety of spaces required.

Obstacles faced during the construction:

As is the case for most developments, it is always tricky to work around other constructions and contractors and Life

Landscapes explain

that they could only work in areas available to them at a specific time. There were different levels and floors from ground floor to the building's roof top and in many instances, material had to be carried up the staircase as this would be the only means of access to a specific level.

The team used the main contractor's crane to lift materials to higher floors but it was not readily available and thus, Life Landscapes had to work before or after normal working hours as the other contractors had to use it during the day. There were some nights that the team worked shifts from 18h00 till 06h00 trying to get planting medium to higher levels before the normal work shift would start for the team.

Some construction detailing had to be amended on site due to various on site conditions. Construction time was very limited, especially nearing the end of the project, and we had to carry plants and material up the scaffolding staircase.

It is always difficult navigating developments with differences in heights, but the outcome of this Urban space has made everything worthwhile for all teams involved on the project.

SUPPLIERS:

Decking & seating:

BVM Projects - 072 719 5800

Product:

NewTechWood® - 011 463 7775

Seating:

Timbermax - 082 386 4707

Water Feature:

Hard Landscaping Enterprises - 083 263 5656

Irrigation Design:

Mainline Irrigation - 011 444 4454

Product:

Hunter Irrigation

Artificial lawn and Sports court:

Installation:

Africa United - 082 822 4788

Product

Belgotex Sport & Belgotex Grass - 011 380 9300

Bollard Lighting:

Lighting Innovations - 011 444 1168

LED Striplights on Steel Trees:

OPG Lighting - 012 348 5351

Canopy Lighting:

JCS Lighting - 018 468 2957

ABOUT PARAGON ARCHITECTS

PARAGON ARCHITECTS

Paragon Architects, established in October 1997, is an

internationally-active African design business, based in Johannesburg, South Africa. It is the originator of the Paragon Group of design businesses, delivering commercial, retail, industrial, interior, residential and educational architecture and space planning to visionary clients in all property sectors. As a Group we are committed to Africa, and believe in the future of its cities. Our roots are here. We have much to offer. We are able and agile, and actively participate in the continent's urban and human development. Paragon is flexible and diverse in its approach to design. Each project is unique and is not driven by style, but by lifestyle and a response to user needs. Elegant and efficient planning form the core of our designs. We understand the needs of our clients, and know how to generate ever new architectural forms in a competitive property market.